



Longstone Avenue

Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

The property is available to cash buyers only.

A three bedroom end of terrace house located on the eastern side of Bridgwater.

The property is offered with no onward chain.

There are uPVC windows and doors as well as gas fired central heating which has been recently installed with a Vaillant boiler.

Outside – There are generous gardens and multiple off-road car parking to the front.

The accommodation comprises an entrance hall with recess off and stairs rising to the first floor. Off to the left is a dual aspect living room with windows overlooking the front and rear. To the opposite side of the house is a kitchen/dining room and the kitchen has a modern range of units including base and wall cupboards and a hob. To the other side of the room is space for a family dining room table and chairs.

On the first floor is a landing with three well-proportioned bedrooms along with a bathroom and separate WC.

Outside – As previously stated there are gardens to the front with multiple car parking and the rear enjoys a southerly aspect.

DIRECTIONS:

From our office on St Mary Street proceed through the one-way system to the mini-roundabout. Go straight over to the traffic lights and turn left onto Broadway. Go past Morrisons' supermarket on your right hand side and go through the next set of traffic lights. At the next set of traffic lights bear right onto Cranleigh Gardens. At the traffic lights turn right onto St John Street. Continue along St John Street to the mini-roundabout. Take the second exit onto Westonzoyland Road. After approximately 0.6 miles turn left into Parkway. Take the next turning left into Bincombe Road and continue around the bend where the road becomes Longstone Avenue. The property can be found shortly afterwards on your left hand side indicated by our For Sale board.

LOCATION:

Situated on the east side of the market town of Bridgwater which offers many amenities including its full range of retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby allowing easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.



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ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, LIVING ROOM 20'6" x 11'2" (6.24m x 3.40m), KITCHEN/DINING ROOM 17'5" x 10'7" (5.30m x 3.22m),

BEDROOM ONE 11'1" x 10'9" (3.37m x 3.27m), BEDROOM TWO 11'8" x 8'9" (3.55m x 2.66m), BEDROOM THREE 11'8" x 8'5" (3.55m x 2.56m),

BATHROOM, SEPARATE WC

OUTSIDE – FRONT AND REAR GARDENS AND OFF-ROAD PARKING

**Longstone Avenue
Bridgwater | Somerset | TA6**

Price: £140,000

GENERAL REMARKS AND STIPULATION

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Tenure: The property is offered for sale Freehold by private treaty.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are:

1000Mbps download and 200Mbps upload. We

recommend you check coverage on

[Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data are likely to be available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk

Surface water: Very low risk

Reservoirs: Yes

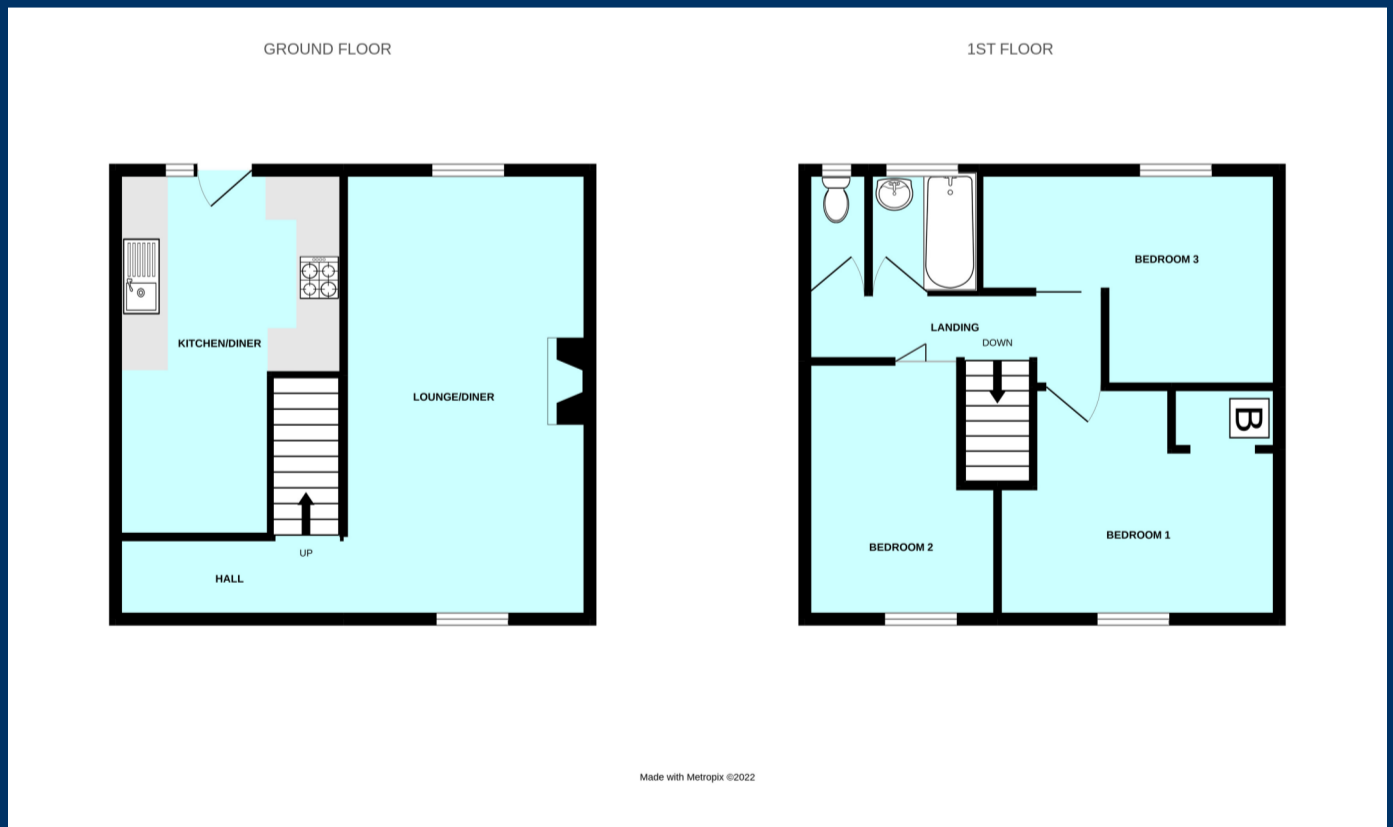
Groundwater: Unlikely

We recommend you check the risks on

[Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)

Floorplan:



Tel: 01278 425195

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bridgwater@wilkie.co.uk**

**WILKIE MAY
& TUCKWOOD**

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in February 2022.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.